

# City of Defiance Planning Commission

July 17, 2023, Meeting Minutes

**ATTENDANCE:**

Name	Title	Yes	No
Jen Clady Rosebrook*	Defiance City Planning Commission Chairman	X	
Steve Hoffman Jr.*	Defiance City Planning Commission Vice-Chairman	X	
Drew Shindler *	Defiance City Planning Commission Member		X
Gary Butler*	Defiance City Planning Commission Member	X	
Mike Adams*	Defiance City Planning Commission Member <i>(Representative from Parks Board)</i>		X
Mike McCann*	Defiance City Mayor		X
Ryan Mack*	Defiance City Administrator <i>(Representative to Defiance Reinvestment Area Committee)</i>	X	
Melinda Sprow	Defiance City Engineer	X	
Rex Robison	Defiance City Zoning Commissioner	X	
Niki O. Warncke	Defiance City Planning Commission Clerk	X	
Sean O'Donnell	Defiance City Law Director		X
Connie Seimet	Defiance City Planning Commission Secretary	X	

\* Voting Members of Committee

**OTHERS PRESENT (as noted on "sign in" sheet):**

Name	Company	Address	Phone No.
Ross Oberhausen	Ally Development Company	5618 Morningside Dr., Crestwood, KY 40014	812-360-8737
Todd Helberg	Crescent (did not sign in)		
David Meyer		558 Fugate Drive, Defiance	419-438-0315
Brad Schlachter	Defiance Mini Storage	435 Agnes	419-783-7648
Lynn T. Lantz		1655 Spruce	419-782-7255
Robert Thomas		12942 Rt 18, Sherwood, OH	407-319-9537
Mark Baringer	NAI Harmon	815 E. 2 <sup>nd</sup>	419-438-5839
Mike Hall		1698 Hopkins	419-378-1341
Jim Miller			

Chairman Clady Rosebrook called the meeting to order at 4:30 p.m. with a quorum present.

**ADMINISTRATIVE ITEMS:**

- Mr. Hoffman made a motion to approve the June 19, 2023, Planning Commission Meeting Minutes; Mr. Butler seconded the motion. The motion carried unanimously.
- Clerk's Report: None.

**PLANNING ITEMS:**

<u>ITEM 1:</u>	<u>VARIANCE REQUEST</u>
PROJECT LOCATION:	1698 HOPKINS STREET, DEFIANCE, OH 43512
APPLICANT:	MICHAEL HALL, 1698 HOPKINS STREET, DEFIANCE, OH 43512

*Description:* Parcel J040030A03800 is located in Saunders Snyder Subdivision Lot 31 of Defiance Township, Defiance County, OH. Applicant would like to construct an accessory building larger than the 720 square feet allowable and within the required side yard setback.  
-Variance request to allow an accessory use in excess of 720 s.f. per *City of Defiance Planning and Zoning Code*, Chapter 1169.10.B.7.

Chairman Clady Rosebrook read the item to all.

NOTE: Ms. Warncke had submitted a Public Hearing Meeting Notice to be published in *The Crescent News* and Public Hearing Meeting Notices were mailed to all property owners within 200' of this item location.

Mr. Mike Hall, owner, was present. Mr. Hall said he removed the old garage and wants to build a new larger building that will be 24' x 34'. Ms. Rosebrook mentioned that would be a little over 100' of the allowed amount.

- Mr. Mack made a motion to approve the Variance request to allow an accessory use in excess of 720 s.f.; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

**ITEM 2:** VARIANCE REQUEST & SITE PLAN REVIEW  
**PROJECT LOCATION:** 435 AGNES STREET, DEFIANCE, OH 43512  
**APPLICANT:** BRAD SCHLACTER, 435 AGNES STREET, DEFIANCE, OH 43512.  
*Description:* Parcels B014164002400, B014164002500, and B014164002600 are approximately 3.954 acres located between Ottawa & Karnes, Lots 29, 28, and 27 in the City of Defiance, Defiance Township, Defiance County, Ohio. In addition to Site Plan Review, the applicant is requesting a variance of the required outside screening around the perimeter.  
-Variance request to build storage units without the required perimeter screening per *City of Defiance Planning and Zoning Code*, Chapter 1169.08.C.13.f.

Chairman Clady Rosebrook read the item to all.

NOTE: Ms. Warncke had submitted a Public Hearing Meeting Notice to be published in *The Crescent News* and Public Hearing Meeting Notices were mailed to all property owners within 200' of this item location.

Mr. Brad Schlachter, owner, was present. Mr. Schlachter said he was not planning to put up screening, as it is easier to see anyone breaking in and the screening is costly. Mr. Robison said the screening is required. Mr. Schlachter said there is screening along the one side; he wanted to have the other sides left open. Mr. Robison confirmed the screening along the south side (along Cleveland) would have trees and bushes (which is considered screening according to the code).

Mr. Robison said the existing units now do not have screening. Mr. Mack feels there should be screening along Cleveland Avenue, as it is a "Gate Way" into the city and a heavier travelled street. Mr. Butler said he agrees with Mr. Mack. Mr. Robison said the west and east sides are the sides that are a concern. Mr. Robison wanted to know if the current fence was on the property line now. Mr. Schlachter said it is 6" from the property line.

- Mr. Mack made the motion to DENY the Variance request to build storage units without the required perimeter screening; seconded by Mr. Butler. All members voting aye, the motion to DENY was approved.

- Mr. Mack made the motion to approve the site plan with the updated required screening – to be approved by Engineering and Zoning; seconded by Mr. Butler. All members voting aye, the motion was approved.

- Mr. Schlachter would like to request the sidewalk requirement be delayed until the new sidewalks are put in by the City. Ms. Sprow said this would be difficult to enforce and Mr. O'Donnell would have to approve this. All discussed a bond be submitted by Mr. Schlachter. Mr. Butler said there are other areas in town that have sidewalks "going nowhere" at this point, but at some time other sidewalks will be put in.

- Mr. Butler made the motion to DENY the request to delay the sidewalk construction; seconded by Mr. Mack. All members voting aye, the motion to DENY was approved.

ITEM 3:

ALLEY VACATION REQUEST

PROJECT LOCATION:

1019-1025 JACKSON STREET, DEFIANCE, OH 43512

APPLICANT:

ROBERT THOMAS, 12942 STATE ROUTE 18, SHERWOOD, OH 43512

*Description:* The alley between 1019 (Parcel B012082000400) and 1025 (Parcel B012082000500) Jackson Street, located in Phelps Addition between Lot 44 and Lot 43, City of Defiance, Defiance Township, Defiance County, OH. Applicant is requesting this alley be vacated.

Chairman Clady Rosebrook read the item to all.

Mr. Robert Thomas, 12942 St. Rt. 19, Sherwood, Ohio, the owner of both parcels, was present. Ms. Sprow confirmed there are no utilities in the alley. Mr. Robison said Toledo Edison runs in the back of the property.

- Mr. Mack made the motion to approve Alley Vacation request and recommend to Council; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

ITEM 4:

REZONING: FINAL PUD OVERLAY REVIEW REQUEST

PROJECT LOCATION:

309 LATCHAW DRIVE, DEFIANCE, OH 43512

APPLICANT:

ROSS OBERHAUSEN, CEO, ALLY DEVELOPMENT CO., 5618 MORNINGSIDE DR., CRESTWOOD, KY 40014

*Description:* Parcel I060023000100 is approximately 21.889 acres located in the NW ¼ OF Section 23 T4N, R4E in the City of Defiance, Noble Township, Defiance County, Ohio. Applicant is requesting review for the Final PUD Overlay to construct an assisted living facility. The campus consists of a main building and 5 townhomes, each with 6 residences per townhome.

Chairman Clady Rosebrook read the item to all.

NOTE: Ms. Warncke had submitted a Public Hearing Meeting Notice to be published in *The Crescent News* and Public Hearing Meeting Notices were mailed to all property owners within 200' of this item location.

Mr. Ross Oberhausen was present. Mr. Oberhausen said the only items that changed on the site plan is that the sidewalk will be added to connect to the Promedica sidewalk along the west side. Mr. Oberhausen said there would be three entrances to the site, which he explained on the overview map.

- Mr. Butler made the motion to approve the Rezoning Final PUD Overlay Review Request and recommend to Council; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

**ITEM 5:** REZONING: FINAL PUD OVERLAY REVIEW REQUEST  
**PROJECT LOCATION:** 492 DOMERSVILLE ROAD, DEFIANCE, OH 43512  
**APPLICANT:** SCOTT AYERS, 14271 JEFFREY RD. #119, IRVINE, CA 92620.  
*Description:* Parcel J050018000200 is approximately 8.5 acres located in the NE ¼ of the SW ¼ of Section 18, T4N, R4E in the City of Defiance, Richland Township, Defiance County, Ohio. Applicant is requesting review for the Final PUD Overlay to construct multi-family townhomes, a convenience store, retail space, and self-storage.

Chairman Clady Rosebrook read the item to all.

NOTE: Ms. Warncke had submitted a Public Hearing Meeting Notice to be published in *The Crescent News* and Public Hearing Meeting Notices were mailed to all property owners within 200' of this item location.

The applicant nor a representative was present for the item.

Mr. Jim Miller, 426 Pinehurst Drive, was present. Mr. Miller wanted to know why the City was building out there. All explained to him that it was not the City putting up a building. Miller said he received two letters. Mr. Mack said the item will have to go to Planning Commission and City Council and letters were sent out. Mr. Miller said they should build in the former SK Hand Tool site. All explained to him that is was outside City limits. Ms. Warncke took his information to follow-up with him.

- Mr. Butler made the motion to "Let it Lie" until the next meeting; seconded by Mr. Hoffman. All members voting aye, the motion was approved.

**OPPORTUNITY FOR PUBLIC INPUT AND DISCUSSION OF TOPICS:**

- None.


**ADJOURNMENT OF MEETING:**

A motion was made by Mr. Butler, seconded by Mr. Hoffman adjourn the meeting at 4:58 p.m. All members voting aye, the motion passed and the meeting was adjourned.

Minutes respectfully submitted by,

*Connie M. Seimet*

Planning Commission Secretary

  
**Niki O. Warncke**  
Planning Commission Clerk

  
**Jen Clady Rosebrook**  
Planning Commission Chairman